

NAVAJO COUNTY

BOARD OF ADJUSTMENT MEETING

May 12, 2004

Board of Adjustment Members

ATTENDED

1. Bill Arendell, Chairman
2. Arnold Scott
3. Carla Bowen

Staff Attendance

1. Bernie St. John, Code Enforcement Officer
2. Mary Bradley, Secretary

ABSENT

Meeting held at the Navajo County Training Room, Holbrook, Arizona – Time 10:07 a.m.

Bill Arendell called the meeting of the Navajo County Board of Adjustment to order, and led the Pledge of Allegiance

Item #1: **Use Permit:** Discussion and possible board action on a request by **Frank & Patricia Horner** for a Use Permit to allow for a mobile home to be used on the same 4.019 acres parcel to provide caretaker quarters to assist his invalid wife on the subject property. APN 209-17-057K, T10N, R21E, Section 3, 1073 Old Highway 160 in the Show Low-Linden area. **Bernie St. John** gave a case history of the project and presented a map showing the general area and the site plan. Mr. St. John presented photos of the applicant's property to the Board. Staff has not received any comments in favor or opposition. Staff recommends approval with stipulations. **Frank & Patricia Horner** are the applicants and they were not in attendance. **No one came forward to speak in favor or opposition regarding this item.** **Arnold Scott** asked if there would be two septic tanks. **Bernie St. John** indicated that there is an existing septic tank and the applicant has installed a second septic tank. A motion was made by **Arnold Scott** to approve the Use Permit with the stipulations stated by staff. **RECOMMENDED STIPULATIONS:** *1. Septic System will be sized, certified by a licensed contractor, properly permitted and installed prior to construction. 2. Permits must be obtained prior to construction of the home. 3. Neither residence shall be used as a rental.* **Carla Bowen** seconded the motion. Motion unanimously carried.

Item #2: **Use Permit:** Discussion and possible board action on a request by **Doris C. Powers** for a Use Permit to allow a mobile home cabin to be placed on the same 2.62 acres to accommodate occasional temporary visitors. APN: 209-32-010A, T10N, R21E, Section 15, 768 Jack's Wild Rd. in the Show Low-Linden area. **Bernie St. John** gave a case history of the project and presented a map showing the general area and the site plan. Mr. St. John presented photos of the applicant's property to the Board. Staff has not received any comments in favor or opposition. Staff recommends approval with stipulations. **Doris Powers** is the applicant and she was in attendance. Ms. Powers indicated that her current waste system is capable of the added capacity and she referred to her septic permit #80412. Ms. Powers also said that her contractor stated that he put in a 1250-gallon tank and this should be more than adequate. **No one came forward to speak in favor or opposition regarding this item.** A motion was made by **Carla Bowen** to approve the Use Permit with the stipulations stated by staff. **RECOMMENDED STIPULATIONS:** *1. Septic System will be sized, certified by a licensed contractor, properly permitted and installed prior to placement of the mobile home cabin. 2. Permits must be obtained prior to placement of the cabin. 3. Neither residence shall be used as a rental.* **Arnold Scott** seconded the motion. Motion unanimously carried.

Item #3: **Use Permit:** Discussion and possible board action on a request by **Kamron & Tracy Reidhead** for a Use Permit to allow a studio apartment/office to be built in their steel garage. APN: 109-22-007H, T17N, R21E, Section 8 7121 E. Hwy. 180 in the Holbrook area. **Bernie St. John** gave a case history of the project and presented a map showing the general area and the site plan. Mr. St. John presented photos of the applicant's property to the Board. Staff has not received any comments in favor or opposition. Staff recommends approval with stipulations. **Tracy Reidhead** is the

applicant and she was in attendance. **No one came forward to speak in favor or opposition regarding this item.** **Arnold Scott** asked about the alternative septic system. **Bernie St. John** indicated that the information has been turned in to our Environmental Engineer, Donald Perkins and referred to stipulation number one. A motion was made by **Carla Bowen** to approve the Use Permit with the stipulations stated by staff. **RECOMMENDED STIPULATIONS:** *1. Septic System will be sized, certified by a licensed contractor, properly permitted and installed prior to construction of the garage, per the alternate system approved and engineered for this site. 2. Permits must be obtained prior to construction of the garage. 3. Neither residence shall be used as a rental, when the home is completed.* **Arnold Scott** seconded the motion. Motion unanimously carried.

With there being no further business to come before the Board of Adjustment, the meeting was adjourned at 10:36 a.m. A motion was made by **Carla Bowen** to adjourn. **Arnold Scott** seconded the motion. Motion unanimously carried.

The Board reserves the right to adjourn into an executive session when needed, per A.R. S. 38-431.03 (A)(3) for legal counsel on the above matter.

NOTE: A copy of the agenda background material provided to the Board Members (with exception of material relating to possible executive sessions) and taped proceedings are available for public inspection at the Development Services Office, Navajo county Complex, Holbrook, Arizona, and Monday through Friday, 8:00 a.m. to 5:00 p.m.

Signed this _____ day of _____, _____

Signed: _____
Chairman, Navajo County
Board of Adjustment

ATTEST:

Development Services Secretary